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Redevelopment Board Minutes 11/18/2013

Arlington Redevelopment Board
November 18, 2013
2nd Floor Conference Room, Town Hall annex – 7:00 p.m.

PRESENT: Mike Cayer, Chair, Bruce Fitzsimmons, Andrew Bunnell,

ABSENT: Andy West, Christine Scypinski

STAFF: Carol Kowalski, Laura Wiener

The Chairman opened the meeting at 7:00pm with an update on Arlington 360 from Jake Upton for Arlington 360, Senior Planner/Housing Director Laura Wiener, and Designated Town Representative Rick Gallagher.

Ms. Wiener explained that the traffic signal timing at the intersection of Summer Street, which was a required off-site improvement, is not working well and causes delays. She reported that the Transportation Advisory Committee and the developer's engineer advised reviewing it before the deadline for review. Document used: November 15, 2013 memorandum from Laura Wiener to the Board.

Mr. Upton added that the MEPA submission included the traffic study, and there is a 40-50% traffic reduction today from the number of units the study planned for. Making a change to the signal timing now would require Board approval. Mr. Gallagher concurred, reporting that the neighbors are frustrated with the delays. Mr. Upton stated that they would like to be released from the obligation for the bond that would have them adjust the timing in the future.

Mr. Fitzsimmons moved to endorse the process outlined in the Ms. Wiener's November 15, 2013 memorandum. Mr. Bunnell seconded and all voted in favor.

Mr. Cayer then reported that he asked outside Counsel Jonathan Book to coordinate an inventory of the requirements of the Land Disposition Agreement and the Special Permit prior to the final Certificate of Occupancy. He expected the Board may be able to discuss this at their December 2 meeting.

Document used: Work Tracking Report update

The Board then reviewed the work tracking report, starting with the flashing beacon at the Minuteman bikeway crossing at Mill Street that was part of the Special Permit for 30-50 Mill Street. The Special Permit calls for having Transportation Advisory Committee (TAC) evaluate it. Ms. Wiener reported that TAC began to evaluate it, but realized it was not working. The escrow was established in March, and they intended to review the situation in September. Ms. Wiener said she would talk with the Town Engineer. Ms. Wiener commented that if it's cloudy, the light doesn't work. Ms. Kowalski commented that it is not clear to the Board what people are expected to do, whether on bicycle or automobile or on foot. Mr. Cayer asked where it had been used successfully. Staff did not know. Mr. Cayer asked to hear from TAC on what the goal is, in order to evaluate its effectiveness. Ms. Wiener would ask the Town Engineer and the TAC working group what their goals are and if it's meeting goals. She would get the TAC working group to take it up.

Ms. Kowalski gave an update on scheduling and rates for use of rooms at the Central School and Jefferson Cutter House to cover operating expenses and a site coordinator during public use of the buildings.

The Board asked for a diagram on the Master Plan process. Mr. Bunnell volunteered to be the Board's designee to the Open Space Committee and to the Mill Brook Committee.

Mr. Fitzsimmons then moved to approve the May 6, 2013 minutes as amended. Mr. Cayer seconded. The minutes were approved with Mr. Bunnell abstaining. Mr. Fitzsimmons then moved to approve the June 10, 2013 minutes as amended. Mr. Cayer seconded. The minutes were approved with Mr. Bunnell abstaining. Mr. Bunnell then moved to approve the November 4, 2013 minutes as amended. Mr. Fitzsimmons seconded. All voted in favor.

Mr. Fitzsimmons then moved to adjourn, seconded by Mr. Bunnell. All voted in favor and the meeting adjourned at 8:25pm.

Respectfully submitted,
Carol Kowalski
Minutes approved 12-2-13